WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 595,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2025.

Notary Public

COMMISSION EXPIRES: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1342239 DEEDWARR
11/05/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20251105-0088211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin Alan Curfman Lauren Kelsey Rives	**New Owner**	172-12-0B-204-00
(NAME)	(NAME)	
509 Cody Hill Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **we, Saumya Ramanathan and Hemant B. Badgandi, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin Alan Curfman and Lauren Kelsey Rives, both unmarried as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Section Eleven, Bradford Hills, of record in Book 7900, Page 496, in the Register's Office for Davidson County,
Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Saumya Ramanathan and Hemant B. Badgandi, a married couple, by Warranty Deed from Ali Shahosseini, a married man, of record in Instrument No. 20230607-0043429, dated June 07, 2023, recorded June 07, 2023, Register's Office Davidson County, Tennessee.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Saumya Ramanathan and Hemant B. Badgandi, a married couple, pursuant to the Power of Attorney recorded in Instrument No. 20251020-0083406 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 509 Cody Hill Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of November, 2025.

Hemant B. Badgandi by _____, Attorney-In-Fact
Hemant B. Badgandi
by Coleman R. Dixon, Attorney-In-Fact

Saumya Ramanathan by _____, Attorney-In-Fact
Saumya Ramanathan
by Coleman R. Dixon, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Hemant B. Badgandi, being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2025.

_____
Notary Public

My Commission Expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Saumya Ramanathan, being authorized to act on behalf of said person, he executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2025.

_____
Notary Public

My Commission Expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2027

Certificate of Authenticity

I Adde Dilworth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 3, 2025**.

Date

Affiant Signature **11/5/2025**

Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **5th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY